

City of



Scottsdale

## PROJECT NARRATIVE

STOP SHOP  
(Interior Remodel)

- ☐ Rezoning
 ☐ Other  
☐ Use Permit  
☒ Development Review  
☐ Master Sign Programs  
☐ Variance

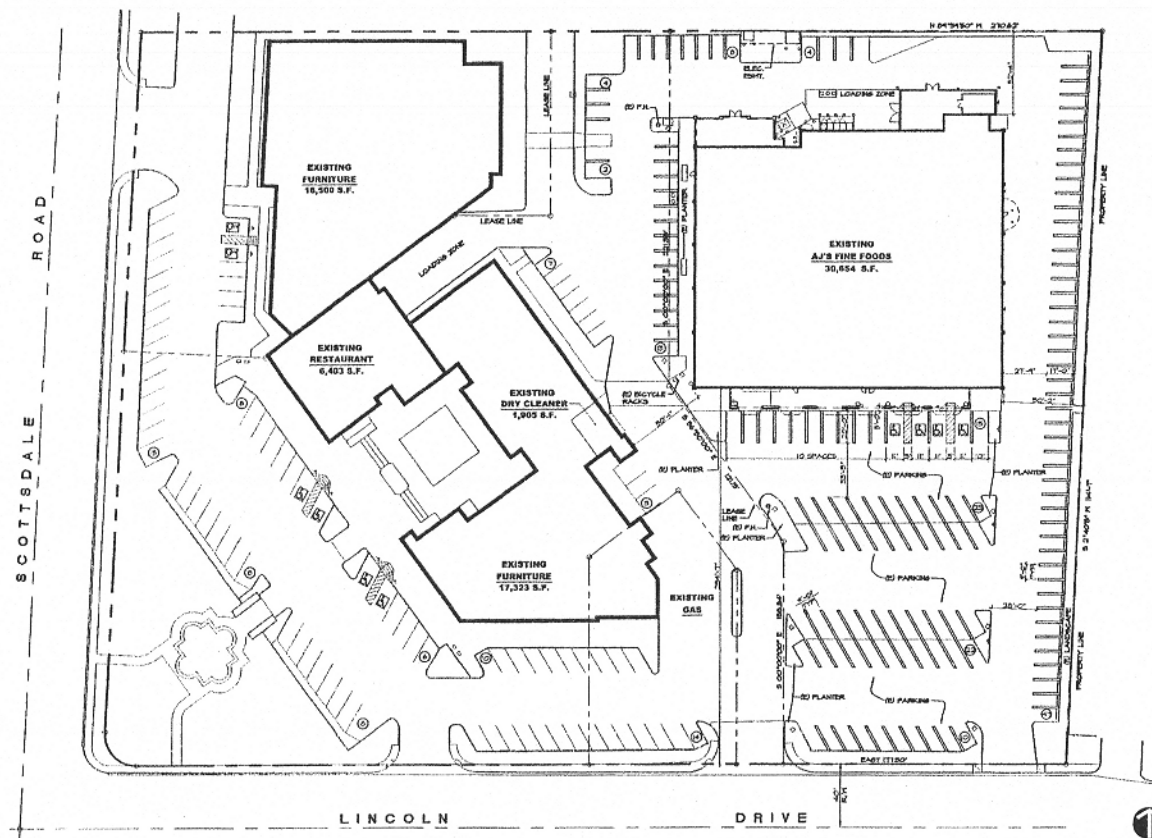
Case # 51-PR-2003 / 477 -PA- 02Project Name AJ's Fine Foods #63Location 7141 E. Lincoln DriveApplicant Ellermann & Schick

## SITE DETAILS

Proposed/Existing Zoning: C-2Use: RetailParcel Size: N/A
☐ Gross Floor Area
 ☐ Total Units: N/A
☐ Floor Area Ratio
 ☐ Density: N/A
Parking Required: N/AParking Provided: N/A# Of Buildings: 1Height: 26'-7"Setbacks: N- N/A S- N/AE- N/A W- N/A

## In the following space, please describe the project or the request

In conjunction with the previous Design Review for this address (Interior Remodel and Site Improvements) this project will consist of remodeling the existing canopy. The remodel will include upgrading the material palate by adding: stone veneer bases to the columns and front wall of the store, store facing to the columns, and pre-case concrete bases and caps to the columns (for stone veneer), other revisions will include adding quoin detailing to the columns and to the front corners fo the existing front wall to give an integrated look to the entire facade. Also, the column tops will be brought to the same height and given an architectural treatment. The "eyebrow" extensions of the existing roof, between the columns, will be revised to create depth and balance to the front elevation.



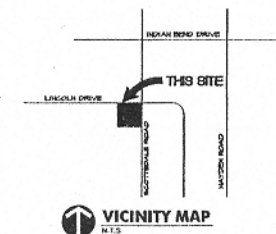
51-PR-2003

# PROJECT DATA

ZONING	C-1
<b>EXISTING BUILDING AREA</b>	
AJ'S FINE FOODS	31,008 SF
CANOPY	1,800 SF
TOTAL	32,808 SF

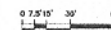
## PARKING

<b>PARKING REQUIRED:</b>	
AJ'S FINE FOODS	103 SPACES
500 SF @ 1/250 SF	
ALLOWANCE FOR OUTDOOR SEATING	
500 SF @ 1/250 SF - FIRST 250	1 SPACE
SERVICE STATION (3 SERVICE BAYS)	
3 SPACES PER BAY	9 SPACES
RETAIL 200 SF @ 1/250 SF	1 SPACE
DRY CLEANING	
1,905 SF @ 1/250 SF	8 SPACES
RESTAURANT	
4,400 SF @ 1/700 SF	58 SPACES
FURNITURE STORES	
17,323 SF + 18,500 SF = 35,823 SF	
(1/200 SF FOR THE FIRST 15,000 SF,	
1/800 SF THEREAFTER)	
15,000 SF @ 1/200 SF	30 SPACES
10,823 SF @ 1/800 SF	24 SPACES
TOTAL SPACES REQUIRED	232 SPACES
PARKING PROVIDED	235 SPACES
<b>ACCESSIBLE PARKING</b>	
REQUIRED (4% OF 231 SPACES)	10 SPACES
PROVIDED	10 SPACES
<b>NOTE: UNIVERSAL PARKING (3 VAN &amp; 5 CAR SPACES)</b>	
<b>BICYCLE PARKING</b>	
REQUIRED (1/10 OF PARKING SPACES)	24 SPACES
PROVIDED	24 SPACES



**SITE PLAN**  
**AJ'S STORE NO. 63 SCOTTSDALE RD. & LINCOLN**  
 SCOTTSDALE, ARIZONA

SCALE: 1" = 30'-0"



22002.02

6.30.03

**Hillermann**  
**Schick**  
 architects - planning